

1 August 9, 2017



**Talbot County Planning Commission**  
**Final Decision Summary**

Wednesday, June 6, 2017 at 9:00 a.m.

Bradley Meeting Room

11 N. Washington Street, Easton, Maryland

**Attendance:**

Commission Members:

William Boicourt, Chairman  
John N. Fischer, Jr., Vice Chairman  
Michael Sullivan  
Paul Spies  
Phillip "Chip" Councill

Staff:

Mary Kay Verdery, Planning Officer  
Miguel Salinas, Assistant Planning Officer  
Brennan Tarleton, Planner I  
Elisa Deflaux, Environmental Planner  
Martin Sokolich, Senior Planner  
Ray Clarke, County Engineer  
Mike Mertaugh, Assistant County Engineer  
Tony Kupersmith, Assistant County Attorney  
Carole Sellman, Recording Secretary

**1. Call to Order**—Commissioner Boicourt called the meeting to order at 9:07 a.m.

**2. Decision Summary Review**—June 6, 2017—The Commission noted the following corrections to the draft decision summary:

- a. Line 233, Commissioner Boicourt suggested it should read: "Commissioner Boicourt asked when the overlay would be formulated, if it would be after the village type would be determined?"
- b. Line 287, Commissioner Boicourt suggested combining the first two sentences: "Vince Payne, a member of the Ripple Family and part of the Bellevue citizens advisory committee, stated the Ripple family's biggest contention is that they are working within the confines of village center zoning and the restrictions of lot coverage."
- c. Line 309, remove the word prospective at the end. "Commissioner Boicourt stated he understands Mr. Payne's perspective and is sympathetic, but supports guidelines that would keep the character of the community village."

**Commissioner Sullivan moved to approve the draft Planning Commission Decision Summary for June 6, 2017, as amended. Commissioner Fischer seconded the motion. The motion carried unanimously.**

**3. Old Business**

- a. Working Waterfront Master Plan for Bellevue

Mr. Salinas presented slides for the Bellevue Master Plan to the Commission and members of the public. Mr. Salinas stated that the Department of Natural Resources (DNR) received money from the National Oceanic and Atmospheric Administration (NOAA) to provide local planning assistance to communities for working waterfronts. The Department of Planning and Zoning applied for and received a Maryland Working Waterfront Enhancement Grant from the DNR. Funding was received for village master plans for both Bellevue and Tilghman. This is a follow up to the Comprehensive Plan that was adopted by the County Council. The Plan requires that master plans identify the village planning area, describe each village's character, and evaluate the compatibility of development and suitability with existing and proposed land uses and infrastructure with the existing community. Mr. Salinas stated these are the first two master plans we have embarked on since the Comprehensive Plan and we look forward to doing more. There are 22 villages in the County so we have a ways to go.

This program was a recommendation of the Working Waterfront Commission, which is no longer in existence. In their final report they noted that Tilghman was one of the greatest areas of need in the State of Maryland for the preservation and protection of access to U.S. public waters through waterfront properties. One of the recommendations in that report was to establish a program to provide local planning assistance to local governments to determine how to preserve, protect and revitalize historic working waterfronts. The program also recognizes that due to a number of challenges or economic and demographic shifts that are affecting their communities, historic working waterfronts may need to expand or change. He stated the program supports assistance not just for maritime uses but for the exploration of opportunities for maritime heritage tourism, recreation, natural resource conservation, and hazard mitigation.

Mr. Salinas stated that project started in June of last year which resulted in the draft plan. There was extensive community involvement in this process. There are three areas that were identified that this plan works off of: Historic Bellevue, Bellevue Landing and Tar Creek Waterfront. Historic Bellevue was defined by looking at four factors: the original 1901 plat that platted out Bellevue; the establishment of Valliant Company at Bellevue Landing; the size of the lots, which are smaller than the size of the lots on the rest of the peninsula; age of structures; and the architectural character. These three areas represent most of Bellevue's history, and the history of the working waterfront, the history of the Eastern Shore's only African American seafood business.

Mr. Salinas stated there was another community meeting per the suggestion of the Planning Commission. It was a well attended meeting with a robust discussion regarding the overlay and what it was intended to accomplish. At the conclusion of that meeting the majority of the attendees voted to not have an overlay in Bellevue Garden or anywhere else on the peninsula except the historic portion of Bellevue which is defined on the map presented to the Commission. The primary objective of the overlay is to guide new infill development and retain Bellevue's

100 historic character. The residents of historic Bellevue are concerned about  
101 retaining their history and retaining historic Bellevue for what it is and what it has  
102 been.

103  
104 Mr. Salinas stated there is another goal to preserve and improve the existing  
105 working waterfront assets for complementary and appropriately scaled water  
106 dependent uses. The goal also includes keeping the water dredged and navigable.  
107 He stated another goal is recreation and public access. The goal is to increase the  
108 access to Bellevue Landing for nearby residents while reducing the ongoing  
109 community impacts from traffic, noise and overflow parking. There were  
110 recommendations for expanding the parking lot at Bellevue Landing for a better  
111 flow, constructing a pathway between Bellevue proper and Bellevue Landing  
112 Park, providing a permanent structure to house the portable toilet, and designing  
113 and installing new interpretive exhibits at Bellevue Landing Park so we don't  
114 forget the rich history of Bellevue. The transportation goals were to install  
115 textured paving strips, Gateway signs, and street trees. He stated the last goal was  
116 to develop a community-based organizational structure to help facilitate the  
117 collaborative development of community-based projects and maintenance  
118 responsibilities.

119  
120 Commissioner Boicourt asked for Commission comments.

121  
122 Commissioner Fischer stated you can feel the love of the community and the  
123 desire to protect and maintain the historic sense of community. He is concerned  
124 about the parking and boat ramp area as it is a safety issue. Trailers park along the  
125 road, citizens and children have to walk in the road, and we are essentially  
126 responsible for a safety hazard. It seems with the Ripple family considering  
127 developing, perhaps the County should enter into negotiations for a piece of that  
128 land for parking.

129  
130 Commissioner Boicourt stated we are making recommendations to the County  
131 Council and he feels it is very reasonable to make a recommendation.

132  
133 Mr. Salinas stated there are twenty or more people on a waiting list for working  
134 slips and forty or more for pleasure boats. He believed it was determined there  
135 would be a sufficient right-of-way for a walkway along Bellevue Road. The other  
136 related things were better enforcement of the traffic and parking.

137  
138 Commissioner Spies asked, in Sections 3.1 and 4 of the Master Plan, do we want  
139 stronger wording?

140  
141 Mr. Salinas stated the Commission may provide specific recommendations and  
142 staff would modify that language prior to County Council review.  
143

Commissioner Boicourt stated their purpose was to recommend the report one way or another. The cleanest way is to recommend with the additional comments attached.

Mr. Salinas stated they have not heard that they wanted stronger language but for the record it can be placed in the motion.

Commissioner Boicourt asked for public comments.

Eric Chandler stated he lives on Poplar Lane in Bellevue. Mr. Chandler applauded and thanked the County for this program. On the particular issue of parking he would love to see language which says if parking is enlarged, then trailer parking will be prohibited along Bellevue Road.

Commissioner Boicourt stated there has been an open session before and citizens have been involved in the development of the plan. There will be an open session when the plan is presented before the County Council and the public will also be able to participate at that time.

**Commissioner Fischer moved to approve the Master Plan for Bellevue with the recommendation that the County Council enter into negotiations with the Ripple family for land to increase parking; emphasize the plan for prohibiting parking on the road and install and enforce signage. Commissioner Spies seconded the motion. The motion carried unanimously.**

b. Working Waterfront Master Plan for Tilghman

The Tilghman study area includes all the property zoned Village Center. The study area is in the Critical Area. Tilghman, being the largest village is going through some big challenges due to economic and demographic shifts. One of them is the seafood industry and it's decline due to a number of factors. The decline also coincided with the opening of the Bay Bridge in the 1950s, which made it easier for home ownership on the Island that wasn't associated with the seafood industry but for retirees and second homeowners. This led to a dichotomy in Tilghman between the newer homes and newcomers and historic working watermen and their families. Tilghman residents are concerned that the desirability of waterfront properties by second homeowners and retirees threatens the character and culture of Tilghman as a working waterfront village, as well as the existence of waterfront access for commercial use and the water dependent and water related uses that rely on the working waterfront. Several businesses have closed over the years. Some of those businesses were service businesses such as the barber shop that were there to provide personal services for the residents but in recent years we are starting to see more disconcerting losses that includes the closing of the Wood Duck Inn Bed and Breakfast, Sinclair House Bed and Breakfast, the Island Deli & Grill, Tilghman Island Inn, Shore United Bank, Harrison's Chesapeake House is now bank owned, and the Lazy Jack Inn is

up for sale. Villagers are worried about two properties that have been there for working watermen, the Severn Marine on Knapps Narrows and Fairbanks Tackle, and they are concerned about passing those businesses on to their families. Mr. Salinas stated there were five Community Advisory Committee meetings held in Tilghman and a two day design workshop. What it came down to for village residents is how to balance the protection, revitalization and maintenance of the working waterfront while preserving the character of the village when new people move in.

Mr. Salinas showed a map of Tilghman that included five character areas: Dogwood Harbor; Knapps Narrows; Tilghman Island Road, the main street with mixed uses including residential; Tilghman neighborhoods to south more predominantly defined by newer homes; and Tilghman neighborhoods to north.

Mr. Salinas stated during the community meeting they worked on identifying where they felt maritime dependent and maritime related uses would be located. In the plan there are definitions of maritime dependent and maritime related. Maritime dependent uses are the type of businesses that access to the waterfront is critical; marina and charter fishing businesses. Maritime related businesses depend on those water dependent uses or their economic value is enhanced by the fact that it is located within a working waterfront.

A land use strategy in goal 1 of the plan was to identify and adopt an official land use map that designates areas for maritime dependent and maritime related uses and then to research and identify any trending and emerging uses in the market, such as aquaculture, that should be included in any applicable zoning district. The plan recommends that once the land use map is adopted, an overlay district would be applied. That encourages and incentivizes certain maritime dependent and maritime related uses. That could include deficiencies in the review process, it could be relief from certain standards and performance standards for certain uses you want to encourage in certain areas of the village, performance standards to mitigate any adverse impacts that might occur, or specific uses that might be adjacent to existing residential neighborhoods.

Mr. Salinas presented and overviewed a map which showed three areas for overlay districts. Area 1 and area 3 are along the two working waterfronts and area 2 is along Tilghman Island Road, going from Wharf Road to the South all the way to north of Knapps Narrows to include Bridges Automotive to the North. This overlay does not mean that every property can support a maritime or maritime related business but it allows the flexibility for the property owner. Because it is an overlay, it does not mean that if you have a residential home you cannot be residential anymore, or you cannot expand your residential use overlay zoning regulations, it just allows greater flexibility for the property owner.

Mr. Salinas stated another tool will be to identify boundaries for establishment of an Intensive Development Area (IDA). The biggest benefit is that though you

would need to go through some of the same procedures as a Limited Development Area (LDA) (submit an application for a site plan, show stormwater management and erosion and sediment control plans), there is not a requirement that limits lot coverage. This is very important for Historic Tilghman which has smaller lot sizes that have prohibited businesses from expanding and discouraged businesses from locating there. An establishment of an IDA anywhere in Tilghman will require Critical Area Commission approval. The Commission is now open to an IDA designation of 20 contiguous acres or less. There are four conditions: located in the village planning area, served by public sewer, consistent with the goals and objectives of Comprehensive Plan, and there is an overall economic benefit to the community. Mr. Salinas stated we have existing growth allocation for the County that directs IDA in the Critical Area; 36 acres outside of the towns to designate where that will occur. Because of that current constraint and the uncertainties of whether the Commission will approve an IDA designation and where they will approve it, the boundaries will need to be determined during master plan implementation.

Commissioner Boicourt asked if there is a contiguity issue that Critical Area demands. Ms. Verdery stated the current requirement in our ordinance is an opportunity to put new language in our Code to allow less than 20 acres and ease those criteria.

Commissioner Fischer called to attention the last paragraph on page 11:

“Based on an initial review of the County’s development regulations, there is at least one major hurdle to the establishment of an IDA on Tilghman—the County’s regulations stipulate that lands within an IDA must be zoned either Limited Commercial (LC), General Commercial (GC), or Limited Industrial (LI). Currently there are no areas with these zoning district designations that comprise 20 or more contiguous acres.”

Commissioner Fischer asked, “We have just said we don’t need that anymore, so how is that a hurdle?”

Ms. Verdery stated our current Zoning Ordinance says 20 or more contiguous acres. As part of the Zoning Code update we have provided that information to the consultants, we have had preliminary discussions with the Critical Area staff about creating those opportunities. Together with the Critical Area staff we have been to Tilghman Island multiple times trying to find an area that met the current IDA criteria of 20 acres and cannot find it. Being able to implement this with the different standards, will give us different options.

Mr. Salinas stated Goal 2 is related to heritage and nature based tourism, and expanded opportunities to diversify the local economy. One of their objectives is to look and see if there are changes in the traditional industries related to maritime and other new and emerging uses that are happening and should be considered. This goal talks about heritage and nature based tourism that could be supported on Tilghman and that speaks more on Tilghman character: Phillips Wharf

282 Environmental Center, watermen doing tours, destination events, sea to table  
283 restaurants, charter fishing, bicycling, etc. Mr. Salinas stated they also discussed  
284 refocusing the marketing and branding of Tilghman for economic development to  
285 reflect the flavor of Tilghman.

286  
287 Mr. Salinas stated Goal 3 was for the neighborhood. It included things like  
288 expediting permit reviews, lower development fees for rehabilitating structures,  
289 study the feasibility of a tax credit or tax deferral program for residential  
290 rehabilitation development, and looking at current restrictions for home  
291 occupations and cottage industries.

292  
293 Mr. Salinas explained Goal 4 is focused on helping to support the maritime  
294 related economy. The plan does not mean anything if we cannot get the channel  
295 dredged. The estimated cost for dredging Knapps Narrows is \$3.3 million and the  
296 Army Corps appropriated \$800,000, which is only for the dredged material  
297 placement site outside the village boundary. The County Council and local  
298 delegation are working hard to ensure the dredging gets completed.

299  
300 Commissioner Boicourt asked for questions from the Commission.

301  
302 Commission Fischer asked that if the working waterfront overlay district is  
303 applied what additional uses would be permitted in addition to the VC uses  
304 available to the village now? Ms. Verdery stated that is up to the public, but that  
305 could include the aquaculture, the marina, and other water related maritime we  
306 have not previously had in our code.

307  
308 Commissioner Fischer stated he was asking about along Main Street. Ms. Verdery  
309 stated the support areas would be the same thing. It will be how it supports the  
310 water related business, and whether they would be permitted or special exception?  
311 Commissioner Fischer asked if by implementing the overlay we expand the uses  
312 of the business in the VC? Ms. Verdery stated it does not have to expand the uses,  
313 it might just take those that are special exception and make them permitted. So  
314 instead of going through the steps of special exception they have less steps to go  
315 through.

316  
317 Commissioner Fischer asked how could members of the Planning Commission  
318 make their concern known about the extent of uses? Ms. Verdery stated during the  
319 mapping process there would be public meetings when concerns can be addressed  
320 and the implementation process can be discussed. Commissioner Boicourt stated  
321 we should discuss a process to make it easier, something similar to the  
322 administrative variance. The current special exception process adds time, effort  
323 and uncertainty to the process. Ms. Verdery stated we would still require site plan  
324 approval.

325  
326 Commissioner Spies stated we need to not make the master plan more restrictive.  
327 Leave the language in saying we have some tools to help promote development in

the village centers. It is important that the community be involved in planning to help put these plans together. Commissioner Fischer stated it is important, in light of the fact that we have two different communities to read the appendices. When we establish the Tilghman Maritime Heritage Alliance we should take into account this is a broad spectrum of people, and that it was a working waterfront plan when it was funded, but it is a general master plan for the village.

Mr. Salinas stated the great thing is it is not just a master plan now. We have been doing hazard mitigation analysis of the impact of the coastal hazards on historic structures in Tilghman, the Economic Development Department has conducted a listening session in Tilghman and the State Highway Administration is taking a look at various options for bicycle and pedestrian safety along the highway. I think we are starting to see some momentum for community residents to get together and discuss issues that are important to them and important to the implementation of this plan.

Commissioner Fischer stated with the diversity in the community he is concerned about special exceptions. It is a broad community with different points of view and everybody has to be involved with making decisions. Sometimes without special exceptions it takes the voice away from people and we do not want to do that. Finally, he said he that he was delighted to see on page 37, paragraph 1.8, that the cap did not support hotels on Knapps Narrows. Mr. Salinas stated that trend has been a concern for many working waterfronts along the bay, the desirability in face of real estate values and property taxes for those along the waterfront to sell out and sell to those who want to develop for residential.

Commissioner Boicourt stated he was not sure with these plans they were going to come to fruition in a way we wanted to help the Comprehensive Plan. These are very good starts and the most important part was the engagement of the local community along with the planning process and all the tools they have to implement the planning process. He commended everyone who was involved in the process. He felt the Commission should convey to the County Council their view that these are pretty successful activities and they would encourage the County Council to fund the additional plans. Commissioner Fischer stated on page 34, the last line in the first paragraph:

“It’s important to note that an IDA designation can greatly benefit commercial and residential owners of smaller parcels that want to expand their footprint or provide more impermeable surface, but are constrained by their current size.”

Commissioner Fischer asked if IDAs are a commercial issue? Mr. Salinas stated that is correct. The purpose of this sentence is to acknowledge if the IDA is on a residential parcel that has a residential use and they want to put a pathway and they cannot do it because it is considered impermeable surface, the IDA may allow them to do that. Commissioner Fischer stated we need to be careful with this; he feels it is a slippery slope.

Commissioner Boicourt asked for public comment.



Leslie Steen, who lives in Tilghman on Camper Circle appeared before the Commission. She stated she greatly appreciated the process this has gone through and the modifications from the last draft. She feels they are hearing the citizens and this is great. The balance between the residential and commercial is very fragile and the economy needs everything that is there today. Ms. Steen stated the text in the revised plan reflects the balance, but she finds the maps challenging. Map 12 which shows residential areas, Main Street and Knapps Narrows, doesn't adequately reflect the integration of residential throughout the area. The reality is it is residential everywhere. She thinks the map needs footnotes because it is as much as 50% residential. She stated Tilghman in going through this process needs to understand IDA as it would be beneficial to many uses. It needs to be allocated to existing businesses first. The community wants to support existing businesses first as there is not really much room for any expansion. She stated they are having trouble keeping what they have in business. Expanding some of the maritime uses, people do not see there will ever be an economy for it. We need to take care of the businesses that are there and later on if there is more availability then new businesses can come in. She stated as she read the Village Center uses you can do just about anything. Defining the uses that can happen more easily is critical. We want things to be easier for some uses, but not everything that is within the Village Center. Ms. Steen stated the most important is the dredging. We will get dredging at some point, but it was not that long ago that we were dredged. She understands from the serious boat people it has gotten worse because of Tar Island; whatever we can do to put pressure on the state and/or the federal government to make sure they are taking care of the problem they are causing, and a permanent fix. Poplar Island put in a breakwater, and it broke and flooded into the Narrows. If a properly engineered breakfront was installed we would not have to dredge every three to five years.

**Commissioner Fischer moved to recommend that the County Council approve the Tilghman Island Master Plan and as changes are implemented the public have full voice. Commissioner Sullivan seconded the motion. The motion carried unanimously.**

- c. Administrative Variance—RDC Harbourtowne LLC (Chesapeake Links), #A233—9784 Martingham Circle, St. Michaels, MD 21663, (map 15, parcel 16, zoned Rural Residential), Bill Stagg, Lane Engineering, LLC, Agent.

Elisa Deflaux presented the staff report of the applicant's request for an Administrative Variance for Chesapeake Links to expand legal non-conforming structures located within the 100 foot Shoreline Development Buffer. The specific proposed improvements are annotated as follows:

1. Bldg #400 79 square feet of gross floor area
2. Bldg #500 90 square feet of gross floor area
3. Bldg #600 90 square feet of gross floor area

4. Bldg #700 90 square feet of gross floor area
5. Bldg #800 90 square feet of gross floor area
6. Bldg #900 90 square feet of gross floor area
7. Bldg #1000 and 1100 – relocation and reconfiguration of a pedestrian bridge and walkway with no new gross floor area

The existing buildings and the additions are located outside of the Special Flood Hazard Area. Currently the overall project has a net decrease in lot coverage

Staff recommendations include:

1. The applicant shall make an application to the Office of Permits and Inspections, and follow all rules, procedures, and construction timelines as outlined regarding new construction.
2. The applicant shall commence construction of the proposed improvements within eighteen (18) months from the date of the Planning Office's 'Notice to Proceed'.

Bruce Armistead and Zach Smith, of Lee, Rust & Wright, and Bill Stagg, Lane Engineering, appeared on behalf of the applicant, RDC Harbourtowne, LLC. Mr. Armistead stated they are seeking a number of administrative variances for fire protection. He stated they are also seeking special exception requests for the hotel site, and major modifications to the golf course parcel. The third component is the shift of some amenities, the pro shop and the putting green, which have historically been on the amenities site and are proposed to be located within the hotel site. Those are two separate matters and he stated he understands they will be considering them separately but he would like Bill Stagg to give an overview of the entire project first.

Commissioner Boicourt stated the Administrative Variance is very straightforward and we would like to get that out of the way first.

Commissioner Boicourt asked for Commission and public comment.

**Commissioner Spies moved to recommend the Planning Officer approve the Administrative Variance for RDC Harbourtowne, LLC – Chesapeake Links, and the walk/patio gathering area, provided compliance with staff recommendations occurs. Commissioner Councill seconded the motion. The motion carried unanimously.**

#### **4. New Business**

- a. Special Exception—RDC Harbourtowne, LLC—9784 and 9789 Martingham Circle, St. Michaels, MD 21663 (map 15/23, parcel 16/1, zoned Rural Residential/Rural Conservation), Zach Smith, Esquire, Agent.

Elisa Deflaux presented the Staff Report for the Special Exception:

1. Special exception for major modifications of the existing legal nonconforming use of the Hotel Site pursuant to §190-167D of the Talbot County Code to entitle the modifications that are proposed to include:
  - a. Complete renovation and upgrade of all interior spaces, including all guestrooms, banquet facilities and the restaurant;
  - b. Renovation and architectural enhancement of all exterior facades;
  - c. Reconfiguration of gross floor area dedicated to the Hotel Use (no increase in guest rooms);
  - d. Creation of a new fitness center amenity;
  - e. Construction of several mechanical room additions to the hotel buildings;
  - f. Creation of various new site improvements to include pedestrian pathways, hardscaping, and outdoor seating/gathering areas.
2. Special exception for major modifications to the existing legal nonconforming use of the Amenity Site pursuant to §190-167D of the Talbot County code to entitle the modifications that are proposed on 3.3 acre portion of Deed Tract 2, Parcel 1 to include:
  - a. Repair and upgrade swimming pool and pool equipment; renovation of pool deck area to include a lap pool, spa feature and additional seating;
  - b. Construction of a new pool bath house and golf pro shop building;
  - c. Construction of new golf cart storage building;
  - d. Creation of additional parking facilities to offset parking to benefit the Hotel site by relocating approximately 70 spaces to the Amenity Site;
  - e. Creation of new pedestrian and golf cart pathways.
3. Special exception pursuant to §190-16 Talbot III-1 of the Talbot County Code to entitle the golf uses proposed on the Hotel Site, which include: locker room facilities and golf “putting green” amenity (collectively “Golf Uses”).

The existing buildings and the additions are located outside of the Special Flood Hazard Area. Currently, the overall project has a net decrease in lot coverage.

Staff recommendations include:

1. The applicant shall commence construction on the proposed improvements within twelve (12) months from the date of final approval.
2. The applicant will be required to submit a landscaping, screening and street tree plan consistent with the Talbot County Code.

- 511 3. The application shall obtain site plan approval for the hotel, conference center  
512 and amenity parcel.  
513 4. The applicant shall apply for a “certificate of nonconformity” for the lot  
514 coverage on the hotel & conference center parcel.  
515

516 Mr. Armistead wanted to clarify one comment. There was a reference that the pro  
517 shop and the putting green would be in the hotel site, that is incorrect. What is  
518 proposed in the hotel site is the locker room facilities and the putting green. The  
519 pro shop is intended to remain on the amenities site. Bill Stagg stated they were  
520 before the Commission today not for Site Plan approval, but only for a  
521 recommendation to the Board of Appeals for a Special Exception. The plan has  
522 changed somewhat, the name of the project is now The Links at Perry Cabin. The  
523 applicant discovered another Chesapeake Links project in the Virginia Beach area  
524 and did not want any confusion with that project. Secondly they are trying to  
525 more formalize their relationship with the Inn at Perry Cabin. They both offer  
526 different amenities and users and guests of each hotel will be able to use the  
527 others. The golf course and the overall grounds will be called The Lodge at Perry  
528 Cabin. From the plan a couple of months ago to today there have been some  
529 changes. The pro shop function will be moved to the golf side of the street, and  
530 will be combined in a pool, bath house pro shop building at the pool area. Golfers  
531 will not have to go to the hotel and then back across the street to play golf. There  
532 will be expanded locker room space. The space in the hotel that was to be the pro  
533 shop will be a fitness center. The pool area is being renovated to include  
534 expanded parking and a fire suppression tank. On the hotel side will be a  
535 chipping/putting green area. There are no other building additions on the hotel  
536 side. He stated they are about to get a permit to start the first model hotel room  
537 with all the finishes.  
538

539 Mr. Stagg stated in terms of the site plan on the golf side there is little change  
540 except the pro shop is moved to the golf side of the property. On the hotel side  
541 there is no major modification of the structure. The fitness center is being added  
542 as well as the golf putting course. On the golf side the special exception is for the  
543 replacement and expansion of the pool building, the fire suppression, and parking  
544 is being expanding.  
545

546 Commissioner Boicourt asked for questions from the Commission and the public.  
547

548 Mr. Armistead wanted to mention that as the Commission makes its motion he  
549 would like them to consider the Comprehensive Plan. He would like to note  
550 Section 2.6:

551 “In certain areas where the County Council deems redevelopment or  
552 reinvestment to be appropriate to support tourism and economic  
553 development, the County should provide greater design flexibility for  
554 redevelopment projects that will allow for the improvement or  
555 replacement of functionally obsolete nonconforming structures and/or  
556 uses.”

Mr. Armistead states that is exactly what we are addressing today. He also said the Planning Commission does not normally hear from the Critical Area Commission. Mr. Armistead stated typically they receive comments from the Critical Area Commission on the day of the hearing but they received their letter on May 31, 2017 which they submitted for the Commission record. The key paragraph reads:

“In regards to all of the Special Exception requests for Parcels 16 and 1, provided that the County deems all of the uses outlined within the application and on the plan as legally grandfathered uses within the Critical Area land use designation in which they will be modified and/or constructed, we do not oppose the Special Exception requests.”

Commissioner Fischer stated there has been a lot of controversy regarding the berms and he was out there yesterday and it appears that the owner has made a good faith effort to address the needs of the homeowners and it is a good sign of future neighborly behavior.

Hamid Ebrahimi stated he is a resident, and said that although a good faith effort has been made on the one side, the berms on his side have not been touched, it is at least twenty feet high. If that could be done it would be appreciated.

Commissioner Boicourt stated he could address that issue when we go to the Site Plan.

Mr. Stagg stated they have re-surveyed twice the area of the No. 2 green. The berm has been reduced three times. They now have as built for most other areas of the course now and can tell you what the berm heights are. It is not information specific for the Site Plan but they will have that information available at that time.

Dick Kelly, President of Quail Hollow Condo Association wanted to thank Martingham Property Owners for their support. He wanted to thank the members of the Planning Commission, particularly Jack Fischer who came out and inspected the berms behind Quail Hollow. Mr. Kelly stated that at the March meeting Zach Smith asked him to describe what the Quail Hollow owners would consider a satisfactory solution to the berm issue. The berm issue is specifically three berms that are on the No. 2 fairway that face the back of three Quail Hollow units which are owned by eighteen owners that are affected by the berms. He presented to Zach what they would consider satisfactory. On the No. 2 tee box as you look down the fairway, on the left side going along Martingham Drive, there are berms. Berms are in the five, six, and seven foot high range as they go all the way to the green. As you look on the right side where there are residents and then eventually Quail Hollow the berms are reasonably comparable as you go out 200 to 300 until you get to Quail Hollow and that's where they spike up to double digits. That is where we brought our concern to Mr. Cohen and Mr. Dodd at the December meeting. There was a discussion and what we will call a compromise

603 and an expectation of a top down reduction. Mr. Kelly stated his recommendation  
604 to have berms on both sides of the fairway running up to the greens. He stated the  
605 bulldozers arrived on April 29<sup>th</sup> and they were very excited. Mr. Kelly stated they  
606 all expected the bulldozer to be on top of the berms, instead it looked like it was  
607 surgical bulldozing around the edges of the berms, clearing things out. He said he  
608 could not get a description from any of the interested parties until he went to the  
609 bulldozer driver. The driver gave two descriptions he had never heard of before;  
610 he was “creating saddles” and cutting away around the base to make “peek-a-boo  
611 berms” to allow Quail Hollow residents a glimpse of the golf course. Mr. Kelly  
612 stated he asked if there had been any directive from the architect for a top down  
613 reduction of those berms. The bulldozer driver said not yet. Mr. Kelly said there  
614 has been a reduction, depending on which berm it could be of 2, 3, 4 or 5 feet.  
615 There is one area with a 60 foot ground level clearance. One of the owners called  
616 Mr. Kelly to thank him for what he had done to get that clearance. In reality two  
617 of the berms slope down because they put in a culvert. There has always been a  
618 drainage issue. To offset that issue they have reduced the berms to ground level.  
619 Yes there are berms as high as Quail Hollow around the golf course but they are  
620 not fronting a residence. Those that are, between the homes, the condos and the  
621 berms are either on Martingham Circle or Deep Water Drive. He stated behind his  
622 unit they have a fence 5-6 feet inside that fence used to be a vertical wall and now  
623 they have a slope. Mr. Kelly said they would be satisfied if the principals would  
624 give consideration to both sides of the Fairway No. 2 as it leads up to the greens.  
625

626 David Prevost, President of the Martingham Homeowners Association, stated  
627 there are four condo associations at Martingham plus the Martingham Utilities  
628 Corporation and the Architecture Committee. He stated they are strongly in  
629 support of what RDC has done in the community; they think it will be a boon for  
630 Talbot County. In any large construction projects there will be a lot of upset  
631 people which will ameliorate itself in time. As the community in general they are  
632 in support of what is happening, but cannot ignore the eighteen people who are  
633 most directly affected by the berm issue. We were very gratified to see there were  
634 changes in shaping the berms, particularly by the angle and slope which gives  
635 them a much more adequate feeling of not being closed in by a vertical wall. We  
636 also agree with them trying to lower the height to an extent they and RDC can  
637 agree. Having said that, from our perspective we support as a community all the  
638 things they are proposing here and continuing an excellent relationship with this  
639 community and RDC. This is a small issue to take care of to retain the character  
640 of the golf course and solve the problem of these eighteen people and our  
641 community.  
642

643 Shirley Lustek who lives in Quail Hollow stated she came before the Commission  
644 because they are a Planning Commission. She stated what she is seeing in the six  
645 years she has been there is a wonderful community. Residents sit on second floor  
646 decks or first floor patios and you can see people biking, walking, playing golf,  
647 and having a good time; and then the bulldozers came. The bulldozers did a lot of  
648 work and she and her husband were not really that bothered by it. Ms. Lustek

wondered why they started on the highway where it did not look that bad; they were smaller berms. Then they ended the work with the second fairway and they built mountains. She stated her husband refers to them as the mountains of Martingham. Yes, they've taken them down some. Can I see cars going by, can I see people going by? This has been a change to this community. If you want to feel like they just didn't want you there, they said that very clearly. We have been told they don't want to look at the back of your buildings. She stated she was there first. If you don't want to look at the back of her building, then don't buy it. Until you guys live two years with bulldozers beeping backwards you haven't had a day in the sunshine at Martingham.

Bob Frank, who lives in the Hamilton Cove area stated he wanted to reiterate what Hamid Ebrahim, his neighbor, stated. The berms are not a problem on the second hole. He stated one could walk around the circle and look into the golf course. No one is walking with these visual obstructions. It is somewhat of a safety issue because people who are hitting golf balls do not stay within the berms so you have no visual way of checking on your own personal safety for golf balls. He stated he is not opposed to the moving of the practice putting green across the way but it does introduce the safety issue because now you are going to have cart and foot traffic going across the road.

Commissioner Spies asked if there is to be a putting and chipping area by the driving range. Mr. Stagg stated there is a secondary one, the one by the hotel is for the use of the hotel users, but there is one on the golf side for golfers. Commissioner Fischer stated he would think the hotel side would have the putting green and the other side would have the chipping green. Mr. Stagg stated no, the hotel side was a putting green only. On the golf side there was a putting green and a chipping area also. The chipping area is only on the golf side.

Commissioner Boicourt stated we have the special exception before us that does not directly deal with the berms. It will be brought up in relation to the site plan approval. He stated he presumes it will give time for the applicant and the designer to work with the community. He recommends they move forward with the special exception, but the berm issue remains and we are cognizant of that issue and it will come to the Commission again at site plan approval.

Commissioner Sullivan asked if there was a technical reason for the height of the berms. Mr. Stagg stated there was no technical reason. It is the golf course designers philosophy as he was creating a green complex at No. 2. He was trying to create a signature hole and a signature green complex. There has been substantially more dirt removed than people realize and we can defend that with actual survey data we will have the next time. The berms have been lowered, as directed, to be lowered at least six feet. There has been substantial work there. Not everyone is going to be happy. There is certainly a balance between golf course design philosophy and the experience of the golfer on the inside of the berms. If you have not experienced that you should contact John Milanarsky and

695 take a ride around. It is a pretty exciting golf course in a lot of areas. As a golfer  
696 those berms are important. There are safety factors to those berms. The old hole  
697 No. 1, he stated, would get balls over the road into lots on the east side of  
698 Martingham Circle. The hole has been reoriented away from that road and that  
699 will happen much less than it ever did. The berms will help the safety issue.  
700

701 Ms. Verdery noted that she did go to the site on Friday and she provided the  
702 Commission with photographs of the berms showing that they were actively  
703 moving dirt. She stated they had received an email a couple of weeks earlier that  
704 there was no activity in that area and we did see there was currently activity.  
705

706 Shirley Lustek wanted to add that there were a lot of people in the audience who  
707 represented Martingham, particularly the buildings in Quail Hollow 1. They came  
708 thinking they would not get a chance to talk. She stated they keep asking for  
709 changes, they keep asking for them not to say anything negative and the Planning  
710 Commission votes yes. She said they are here to say that they do not go along  
711 with that philosophy of give, give, give, give and then at the end they just say no.  
712

713 Malcolm Williams who lives at Quail Hollow 1, which is four buildings, spoke  
714 before the Commission. He stated his is the only building which looks out onto  
715 Hole No. 2 and it is the only berm which has not been touched as of this morning.  
716 There was work on the side of it as of Thursday and Friday for the first time ever.  
717 He stated he asked Mr. Carn at the meeting in December why they could not  
718 reduce the height of the berm by six feet. He came up with the compromise which  
719 is happening. Mr. Williams stated he was in the deluxe hotel business doing  
720 public relations for Pebble Beach, Kiowa, and Green Briar. But Belmont or RDC  
721 has made no effort to sell the project to homeowners at Martingham. If they only  
722 would come back and say we are going to reduce the height by six feet, one foot  
723 or not at all, just come out and make a statement.  
724

725 Dick Kelly said he had a question, is there a technical reason for the berms? He  
726 stated he went to Mr. Dye and asked why these berms were there and his answer  
727 was it is about the golfers experience. He wants the golfers to have a visual  
728 experience. The golfers visual experience will last from 12-15 minutes and then  
729 they are gone, either members or hotel guests. The Quail Hollow owners have a  
730 permanent experience of looking out on these berms that have erased a wonderful  
731 view, probably damaged the resale value of their units and minimized to a degree  
732 the quality of their life.  
733

734 Malcolm Williams stated he would not have bought his unit if the berms were  
735 there. He grew up in Pebble Beach and he has friends who beg to golf there  
736 because he is still a member. There are no berms in Pebble Beach. He cannot see  
737 the golf course from his second floor in Martingham. He does not know what the  
738 philosophy is for the berms. He stated he would like to emphasize he is very  
739 happy there and would like to support everything they are doing. The gentleman  
740 said before it is going to be an asset to our community. He stated if he had to



741 choose between an asset to the community and the pleasure of his children  
742 walking around he would choose his children being able to walk around.  
743

744 Crestan Cathcart asked the Commission if there is an approved site plan for the  
745 golf course which showed the elevation? Commissioner Boicourt stated that was  
746 not submitted yet. Ms. Verdery stated the use is approved as a golf course. The  
747 golf course and those items are approved as part of a erosion and sediment  
748 agreement. Mr. Cathcart asked if the Planning Department approved the golf  
749 course as it exists now. Ms. Verdery stated we did not approve the golf course as  
750 it does not require an approval with improving golf course use. The configuration  
751 is approved through Public Works and Soil Conservation for the amendments to  
752 the golf course. Mr. Cathcart asked if they are going to come before the  
753 Commission and submit a site plan showing the contours of the golf course now?  
754 Commissioner Sullivan stated the golf course is a permitted use. Public Works  
755 needs to understand the contours and drainage of the property. Mr. Cathcart asked  
756 if in the site plan process there is no control or review process. Commissioner  
757 Boicourt stated there will be a review process of all the issues that were discussed  
758 regarding the special exception, such as: modifications of the parking, the motel,  
759 the pro shop and all of that has to come through a site plan review which we have  
760 not had yet. It does not mean you cannot make a comment on these issues. Mr.  
761 Stagg reiterated that there was no site plan approval process for the grading of a  
762 golf course. There are public works issues, drainage, stormwater management,  
763 and erosion and sediment control issues, all of which have been addressed and  
764 plans submitted.  
765

766 David Prevast stated he was told Martingham Road is owned by the Martingham  
767 property and asked owners if there was any recourse that way. Commissioner  
768 Boicourt stated he assumes the berms are on the golf course property. It is  
769 important and the message for the time being is that for the larger site plan  
770 approvals, and specifically to the developer and their representative, they have  
771 heard you. For now we are going to hear the special exception on the warrants the  
772 Commission has to consider.  
773

774 **Commissioner Fischer made a recommendation to the Board of Appeals to**  
775 **grant the Special Exception for RDC Harbourtowne, LLC – Chesapeake**  
776 **Links, with all staff conditions being complied with as it is consistent with the**  
777 **Comprehensive Plan. Commissioner Cuncell seconded the Motion. The**  
778 **motion carried unanimously.**  
779

780 Zach Smith stated their client recognizes they may not have a legal obligation to  
781 change the berms. They are not in violation of any County rule. They have a right  
782 to construct a golf course on their property. Certainly we can imagine examples  
783 where your neighbor built a house you might not find attractive but you may not  
784 have any right to force a modification to the house or the County to have a  
785 regulation that would require a change. Our clients preference was to build the  
786 course the way they did. There was a reason for it, maybe not a technical reason,

787 but a golf reason. It was about creating a first class experience for golfing. Mr.  
788 Dye knows what it takes to have such a design. Our client recognizes this is a well  
789 established community and truly wants to be a good neighbor and has made  
790 changes, and what is out there today is a compromise. Mr. Smith stated it may not  
791 please the neighbors completely, but there have been significant changes and he  
792 hopes that the community recognizes that his client is trying to meet them over  
793 half way to have both a first class golf experience but to be sensitive to the well  
794 established community. He stated he is confident from the testimony here today  
795 that the neighbors do want to see the golf course succeed. Golf courses are  
796 struggling throughout this Country and even here in Talbot County, the Easton  
797 Club is in dire straits. We all benefit from Mr. Cohan coming in, investing, and  
798 making this a first class golf course. We want it to be successful. We want it to be  
799 a positive experience. We want you to come back. We want you to tell your  
800 friends. We will certainly carry the conversation back. Please do not lose sight of  
801 the fact that there have been significant changes already towards that end.  
802

803 Mr. Williams (?) made a rebuttal because on the previous applications the balance  
804 of the historic use of the land and a commercial enterprise coming in were  
805 discussed. He feels we have struck a nice balance with Bellevue and Tilghman.  
806 But we have here someone who is coming in with a commercial perspective and  
807 saying the hell with the residential or the long term use of this property and he  
808 respectfully disagrees with the characterization that the golf experience is  
809 preeminent. There is no balance here and that's what those berms represent. They  
810 represent an upsetting of the balance and he understands it is not the purview of  
811 the Commission to deal with this here and now but he could not let the comments  
812 stand without a challenge.  
813

- 814 b. Susan R. Payne, et al. and Barbara R. Roney, #L1273—E. Poplar Street, Royal  
815 Oak, MD 21662 (map 46, grid 12, parcel 148, Lots 2 & 4, zoned Village Center),  
816 Sean Callahan, Lane Engineering, LLC, Agent.  
817

818 Elisa Deflaux presented the staff report for sketch plan review for the major  
819 revision plat approval for the abandonment of Lot 4 and the establishment of  
820 “William Street”, a private road with a private road maintenance agreement, from  
821 an existing 50 foot wide right of way.  
822

823 Staff recommendations include:  
824

- 825 1. Address the May 10, 2017 Technical Advisory Committee comments of  
826 Planning & Permits, Department of Public Works, Environmental Health  
827 Department, Talbot Soil Conservation District, the Environmental Planner and  
828 the Critical Area Commission prior to preliminary plat submittal.  
829

830 Sean Callahan and Danny Walton of Lane Engineering appeared with various  
831 members of the Ripple family before the Commission on behalf of the applicants.  
832 Mary Ripple wants to build on a lot associated with this revised lot.

833  
834 Ms. Ripple stated this has been their family place since 1965. She grew up there  
835 and she would like to build there. The family members are all getting older and  
836 want to develop the property so it can be sold. It would be a nice area for others to  
837 live there and enjoy.  
838

839 Mr. Callahan stated there are multiple lots of record along the shoreline. The  
840 paper road on the right actually exists based on these plats of record. He stated  
841 they intend to have the same driveway which serves the Clara Beach house to  
842 serve as the driveway to the revised lot 2. The Williams street right of way still  
843 exists, half of the Williams street right of way is in fee simple by the Clara Beach  
844 parcel, half of the Williams street right of way remains on the subdivision. As we  
845 begin to combine lots and combine acreage to create buildable parcels, some of  
846 those rights of ways will be assumed into lots and some of them will be filed as  
847 private road rights of ways which is the more common way to serve individual  
848 lots with access. This is the first step in combining many of these former smaller  
849 deed parcels into buildable lots. By the time you get down to the south and east  
850 end of the property you will be limited by impervious surfaces as to how many of  
851 those lots you can build. Currently when he did the 15% impervious surface on  
852 the entire subdivision, including the lands the County might want to purchase for  
853 boat/trailer storage, he asked where are they going to use the allowable 15%? This  
854 land is not subject to the Bellevue Master Plan. He does not know what the  
855 County Park plans are and he wonders if those could enjoy that IDA designation  
856 for additional impervious surfaces on the County Park lands. Mr. Callahan stated  
857 they intend to build this as an LDA.  
858

859 Commissioner Boicourt asked Mr. Callahan to clarify what they are here for  
860 today.  
861

862 Mr. Callahan stated they are here to combine Lots 2 and 4 and replat Williams  
863 Street as a private road. There is one other matter he wanted to discuss. This is  
864 caught as a major revision plat. He would like to not have to come back as a  
865 sketch, preliminary and final.  
866

867 Commissioner Boicourt stated we often combine preliminary and final.  
868

869 Ms. Verdery stated we do not combine sketch with anything but we can later  
870 combine preliminary and final if there are no problems.  
871

872 Commissioner Boicourt stated he understands how the road kicks this into a major  
873 issue and maybe this is something that can be addressed in the Code update. Ms.  
874 Verdery stated it is being considered in the Code update to consider something  
875 like this as a minor rather than a major, but currently it is a major.  
876

877 Commissioner Boicourt asked for public comments.  
878

**Commissioner Councill moved to approve the Major Revision Plat for Susan Payne, et al. and Barbara R. Roney, Poplar Lane, Village of Bellevue, Royal Oak, Maryland, with staff recommendations. Commissioner Sullivan seconded the motion. The motion carried unanimously.**

- c. Edwin F. Hale, Jr., #S1066—26035 Marengo Farm Road, Easton, MD 21601 (map 24, grid 8, parcel 6, Lots 1 & 3, zoned Rural Conservation/Western Rural Conservation), Sean Callahan, Lane Engineering, LLC, Agent.

Elisa Deflaux presented the staff report for the Final Major Revision Plat approval to relocate two tracts of Reservation of Development Rights (RDR) area, 1.060 acres and 0.41 acres, for a total of 1.101 acres. The relocation allows for further subdivision of the parcel to create Lot 3. In addition, Lot 3 requires a lot size waiver consistent with §190-14G to allow the Rural Conservation portion of the lot to contain 5.308 acres, rather than the required less than 5 acres.

Staff recommendations include:

1. Address the May 10, 2017 Technical Advisory Committee comments of Planning & Permits, Department of Public Works, Environmental Health Department, Talbot Soil Conservation District, the Environmental Planner and the Critical Area Commission prior to preliminary plat submittal.

Mr. Callahan stated this is the same Plat the Commission saw at Preliminary. Mr. Callahan wants to create a small lot on the western edge of the property. Part of it is served by an existing driveway that comes from the barn complex. He is in the process of removing portions of a walk and garden walls that stalled the review a year ago. Since the review, the County has passed the parent parcel legislation which reduced the setback on the main farm from 200 feet to 100 feet, which will be an adjustment to this plat. It does not change anything on lot 3 which will still have a 200 foot setback. The farm parcel will have a 100 foot setback. There are no substantial comments from TAC.

Commissioner Boicourt still does not like the situation of the ditches. It is still not a good condition there where herbicide has been sprayed. It is probably a County roads issue and he would like to have it looked into. It is not just unsightly but a condition that would encourage erosion. He does not want to hold up the application because of it but wants to have it looked into.

Ms. Verdery stated she will contact the Roads Department and have it looked into.

Commissioner Boicourt asked for public comment.

**Commissioner Spies moved to approve the Final Minor Subdivision and Final Major Revision Plat for Edwin F. Hale, 26035 Marengo Road, Easton,**

Maryland, with staff recommendations. Commissioner Fischer seconded the motion. The motion carried unanimously.

Commissioner Fischer moved to approve the Lot Size Waiver for Lot 3, for Edwin F. Hale. Commissioner Sullivan seconded the motion. The motion carried unanimously.

- d. Long Point Preserve, LLC, c/o Ray Jackson, Richard Osborne (John T. Benjamin Estate), #L1255/M1159/M1160—5252 Long Point Farm Road, Oxford, MD 21654 (map 47, grid 22, parcel 42, zoned Rural Conservation/Western Rural Conservation), Sean Callahan, Lane Engineering, LLC, Agent.

Brennan Tarleton presented the staff report for Long Point Preserve, LLC for the waiver to retain an existing concrete boat ramp (accessory use) on Lot 2 without a primary structure.

Staff recommendations include:

1. The application address staff comments and all of the issues outlined in the April 19, 2017 Technical Advisory Committee “Notice to Proceed” for the major subdivision and note waiver approval on the plat in the area of the ramp feature.

Mr. Callahan stated the final plat approved for Long Point had a boat ramp shown, an arrow pointing to a boat ramp. Years ago he stated they prepared a subdivision plat and did not show an arrow for the boat ramp; it was all covered up with phragmites. When the owner bought the property he cleaned it up and there was a boat ramp there. There was an uproar at the County because there was a boat ramp there when two years ago there wasn’t. There had been a boat ramp covered in phragmites, no one saw it, and it caused a lot of discussion. The intent now is simply to confirm that the boat ramp does exist at the site so when a house does get built on the site there is no problem. There were originally three houses in that vicinity which were required to be removed to get site plan approval.

Commissioner Boicourt asked for Commission or public comments. There were none.

Commissioner Sullivan moved to approve the Waiver for the concrete boat ramp after subdivision for Long Point Preserve, LLC, 5252 Long Point Farm Road, Oxford, Maryland, with staff recommendations. Commissioner Fischer seconded the motion. The motion carried unanimously.

## 5. Discussions Items—None.

969 **6. Staff Matters**

970  
971 Ms. Verdery stated she was presented with the NextStep190 document this morning and  
972 would email it to the Commission, It would also be on the website. She stated we will get  
973 the word out anywhere and everywhere about the upcoming meetings. The design is to  
974 have the 10:00 meetings to present the document to the public and to outline the issues  
975 and options. The 6:00 p.m. meetings will be more of a topic-related detailed discussion.  
976 There will be different tables and we will talk about different topics at the different tables  
977 and either rotate to the different tables or we will rotate around. On the evening of June  
978 29<sup>th</sup> we will have a County Council/Planning Commission Joint Meeting to present what  
979 has come out of the public presentation. Ms. Verdery stated it is a pretty good document.  
980 Some of the main topics that rose to the top and were specifically discussed were Short  
981 Term Rentals, Accessory Dwellings, Noise, and then there is a summary of other things  
982 that needed to be tweaked.

983  
984 Commissioner Boicourt suggested the Commission members go to what meetings they  
985 are available to attend.

986  
987 Commissioner Sullivan stated he will not be able to attend the July Planning Commission  
988 meeting. Ms. Verdery stated she will not be attending either.

989  
990 **7. WorkSessions—None.**

991  
992 **8. Commission Matters—None.**

993  
994 **9. Adjournment—**Commissioner Boicourt adjourned the meeting at 11:54 a.m.